

City of Sunnyvale
Ten Year Project Costs
by Project Category and Type

Project Number	Project Name	Prior Years Actual	Revised Budget 2005-06	Plan 2006-07	Plan 2007-08	Plan 2008-09	Plan 2009-10	Plan 2010-11	Plan 2011-12	Plan 2012-13	Plan 2013-14	Plan 2014-15	Plan 2015-16	Ten Year Plan Total	Project Grand Total
Category: Special Type: Housing															
814700	BMR Acquisition	1,238,948	178,867	0	0	0	0	0	0	0	0	0	0	0	1,417,815
823560	Housing for City/Public School/Child Care Employees	383,520	1,189,682	200,266	200,266	200,266	200,266	200,266	200,266	200,266	200,266	200,266	0	1,802,394	3,375,596
823750	BMR Compliance Enforcement	143,412	57,380	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	0	497,486	698,278
823770	HOME Projects	1,062,422	2,294,621	1,269,046	0	0	0	0	0	0	0	0	0	1,269,046	4,626,089
824410	Moulton Plaza - 1601 Tenaka Place	952,990	39,010	0	0	0	0	0	0	0	0	0	0	0	992,000
824471	First-Time Homebuyer Support	140,250	1,381,220	541,647	541,647	0	0	0	0	0	0	0	0	1,083,294	2,604,764
824890	Community Housing Development Organizations (CHDOs)	18,596	270,174	0	0	0	0	0	0	0	0	0	0	0	288,770
825930	City Owned Properties - Downtown/388 Charles Street	0	552,500	2,500	2,550	2,601	0	0	0	0	0	0	0	7,651	560,151
826010	Housing Trust Fund of Santa Clara County	0	300,000	0	300,000	0	0	0	0	0	0	0	0	300,000	600,000
Total		3,940,138	6,263,454	2,064,459	1,096,483	255,927	254,388	255,470	256,574	257,700	258,849	260,021	0	4,959,871	15,163,463

Note: Projects with \$0 Grand Total have budgets in the second ten years of the Twenty Year Plan.

Project Information Sheet

Project: 814700 BMR Acquisition

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1993-94	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3C.2	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

Project Description and Statement of Need

The Below Market Rate (BMR) Acquisition project funds the acquisition of BMR units as part of a forced sale. The units are held for resale so that they are not lost from the BMR inventory. The purchase and resale of these units by the City is needed to prevent the misuse and loss of units from the BMR program and to ensure the completion of successful transfers to new buyers. Due to the involuntary nature of forced sales, the purchase and resale of the properties may take considerable time and effort to accomplish.

Service Level

The completion of the BMR Home Ownership Program Audit has resulted in 16 forced sales.

Issues

None.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	1,238,948	178,867	0	0	0	0	0	0	0	0	0	0	0	1,417,815
Revenues														
BMR Revenues Sale of BMR Unit		140,000	0	0	0	0	0	0	0	0	0	0	0	
Total	1,116,699	140,000	0	0	0	0	0	0	0	0	0	0	0	1,256,699
Transfers-In														
Fund Reserves		0	0	0	0	0	0	0	0	0	0	0	0	
Total	122,249	38,867	0	0	0	0	0	0	0	0	0	0	0	161,116
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823560 Housing for City/Public School/Child Care Employees

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A, 2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

Project Description and Statement of Need

This project provides educational, rental, and homeownership assistance to Sunnyvale City, Public School, and Child Care Employees. The educational component funds a contract with a training expert to create a curriculum and a series of specialized classes, work with real estate professionals to provide training so they can mentor program participants, and create a website on available housing assistance programs and training. The rental assistance component funds a review of the Below Market Rate rental program to explore ways to expand Below Market Rate (BMR) program benefits and the implementation of a Security Deposit Loan program to assist employees to obtain rental housing. The home ownership component provides homebuyers with loans to assist in the purchase of homes and creates a monthly mortgage assistance program.

The City began underwriting loans in FY 2004/2005. These loans are typically deferred for the first 5 years. Loan repayments are expected to start in FY 2009/2010 and will be returned to the Housing Mitigation Fund.

Service Level

This program provides educational, rental, and homeownership assistance to Sunnyvale teachers and City employees. Sixty-four applicants on the BMR Purchase Wait List are eligible for this program.

Issues

High cost of living in the region has caused concern about employees' ability to live in the area. Failure to be able to live near work affects morale and productivity and contributes to traffic and air pollution.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	383,520	1,189,682	200,266	200,266	200,266	200,266	200,266	200,266	200,266	200,266	200,266	0	1,802,394	3,375,596
Revenues														
Housing Loan Repayments		0	0	0	0	4,704	18,816	37,632	56,448	75,264	75,264	75,264	343,392	
Total	62,995	0	0	0	0	4,704	18,816	37,632	56,448	75,264	75,264	75,264	343,392	406,387
Transfers-In														
Fund Reserves		0	200,266	200,266	200,266	195,562	181,450	162,634	143,818	125,002	125,002	0	1,534,266	
Total	320,525	1,189,682	200,266	200,266	200,266	195,562	181,450	162,634	143,818	125,002	125,002	0	1,534,266	3,044,473
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823750 BMR Compliance Enforcement

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A, 2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	200 Other Housing Related

Project Description and Statement of Need

The Below Market Rate (BMR) Compliance Enforcement project funds the services of an independent investigative firm, independent counsel on bankruptcy and foreclosure matter, and litigation to force the sale of a BMR property. It also provides funding for BMR education to existing homeowners, testers for BMR rental properties and staff costs related to forced sales. These activities are required to enforce compliance of the BMR Purchase Program.

Service Level

This project ensures the primary program requirement of the BMR program, continued occupancy of a BMR unit as the principal residence of the owner, is met.

Issues

Continued occupancy of a BMR unit as the principal residence is the primary program requirement of each owner.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	143,412	57,380	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	0	497,486	698,278
Revenues														
BMR Revenues Code Violation		0	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	0	497,486	
Total	210,255	86,058	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583	59,755	0	497,486	793,799
Transfers-In														
Fund Reserves		0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823770 HOME Projects

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1991-92	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3C	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	300 Home Grant

Project Description and Statement of Need

The Federal HOME Program provides grant money to the City for the construction, acquisition and rehabilitation of low-to moderate-income housing. This program provides funds for the acquisition and new construction by non-profit housing development organizations. This program will also provide down payment assistance to low-income households.

HOME funds may be used to leverage other resources to provide additional affordable housing in the high priced local market.

Funds in FY 2004/2005 budget are earmarked for the following projects: Plaza De las Flores (\$873K), Moulton Plaza (\$800K), CHDO set aside/operating (\$421K). The remaining funds in FY 2004/2005 and funds budgeted in FY 2005/06 are set aside for future acquisition and new construction projects by non-profit housing development organizations.

Plaza de las Flores is an affordable senior rental housing project at 233 Carroll Street. To date, the City has made a total of \$1.45M in loans to Christian Church Homes (CCH) for the acquisition of Plaza de las Flores. The funding sources for the \$1.45 M loan are as follows: 824390 Preservation of At Risk Units \$200,042 (CDBG), 823762 CDBG Housing Acquisition \$250,000, 823761 CDBG Housing Acquisition RLF \$126,667, and 823770 HOME \$873,291. The HOME loan has a term of 30 years at 3% simple interest (refer to RTC 04-411, approved on 12/7/04 for further details on the loan terms).

Service Level

HOME funds support projects that provide decent, affordable housing to low income households, expand the capacity of nonprofit housing providers, and strengthen the ability of local governments to provide housing.

Issues

none

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	1,062,422	2,294,621	1,269,046	0	0	0	0	0	0	0	0	0	1,269,046	4,626,089
Revenues														
HOME		0	1,269,046	0	0	0	0	0	0	0	0	0	1,269,046	
Total	1,062,422	2,294,621	1,269,046	0	0	0	0	0	0	0	0	0	1,269,046	4,626,089
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824410 Moulton Plaza - 1601 Tenaka Place

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2004-05	% Complete:	100	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:		Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

Project Description and Statement of Need

Mid-Peninsula Housing Coalition (MPHC), a non-profit housing developer, has been approved for \$992,000 of Sunnyvale Housing Funds for construction of 66 units of new affordable rental housing at 1601 Tenaka Place, Sunnyvale (RTC # 03-150 dated April 29, 2003). The project will provide permanent affordable rental housing for the next fifty-five years. The apartments will be affordable to very low-income families whose annual gross incomes range from 30% to 60% of Area Median Income (AMI) for Santa Clara County.

Loan repayment is deferred for the first 10 years, and then will be fully amortized and repaid during the next 25 years at 3% simple interest. The loan terms meet all of the underwriting guidelines; however, the loan term has been extended to 35 years at CalHFA's (the primary lender) request.

All apartments at Moulton Plaza will be affordable to low- and very low-income families earning less than 60% of the Area AMI; and the lowest rents will be affordable to households at 30% AMI. Affordable rents are calculated based on a maximum of 30% of the household gross income allocated for housing expense.

Priority has been assigned to this project because it meets the criteria described in the Community Development Strategy, is consistent with Consolidated Plan and General Plan goals of serving a high-need group, provides affordability restrictions over a long term, leverages City funds with funding commitments from many other sources, meets the readiness criteria and has a strong development/management team to assure timely performance.

Service Level

Moulton Plaza will help reduce the critical shortfall of affordable housing to very-low income households in Sunnyvale.

Issues

None.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	952,990	39,010	0	0	0	0	0	0	0	0	0	0	0	992,000
Revenues														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Fund Reserves		0	0	0	0	0	0	0	0	0	0	0	0	
Total	952,990	39,010	0	0	0	0	0	0	0	0	0	0	0	992,000
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824471 First-Time Homebuyer Support

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2003-04	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:		Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	200 Other Housing Related

Project Description and Statement of Need

The First-Time Homebuyer Support Program was approved by Council on July 22, 2003 (RTC 03-257). Council approved a 5 year program with an annual budget of \$540,000, funded by the Below Market Rate (BMR) In-Lieu Reserve.

The First-Time Homebuyer Support Program is described in the Community Development Strategy (CD Strategy) and addresses the special needs of low and moderate-income renters. Implementation of the program includes contract services to provide homebuyer educational programs and Independent Development Accounts (IDAs). IDAs are created to provide matching contributions to down payment savings accounts to assist qualified renters build up funds for home purchases. These qualified renters generally are at or below 80% of median Area for Santa Clara County, and are targeted renters in "at-risk" housing. The primary goal of the program is to move BMR renters into first-time homeownership.

The program will provide down payment loans up to \$50,000, and a 2:1 match on Independent Development Accounts (IDAs) up to a \$10,000 contribution by the City. The estimated annual loan disbursement is approximately \$270,000, and IDA contribution is \$110,000. Loan repayments are expected to start in FY 2009/2010. These funds will be returned to the BMR In-Lieu Reserve.

Service Level

The primary goal of the program is to move below market rate renters into first-time homeownership. The City will also promote opportunities for homeownership to low and moderate-income families living or working in Sunnyvale.

Issues

None.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	140,250	1,381,220	541,647	541,647	0	0	0	0	0	0	0	0	1,083,294	2,604,764
Revenues														
Housing Loan Repayments		0	0	0	0	20,000	40,000	60,000	60,000	60,000	60,000	60,000	360,000	
Total	0	0	0	0	0	20,000	40,000	60,000	60,000	60,000	60,000	60,000	360,000	360,000
Transfers-In														
Fund Reserves		0	541,647	541,647	0	0	0	0	0	0	0	0	1,083,294	
Total	140,250	1,381,220	541,647	541,647	0	0	0	0	0	0	0	0	1,083,294	2,604,764
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824890 Community Housing Development Organizations (CHDOs)

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2004-05	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Grant	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:	2.3A	Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	300 Home Grant

Project Description and Statement of Need

A Community Housing Development Organization (CHDO) is a special type of nonprofit and community-based service organization with the capacity to develop affordable housing for the community it serves. At the May 11, 2004 Council meeting, Council approved the Community Housing Development Organizations (CHDOs) project as part of the FY 2004/05 Action Plan. The FY 2004/2005 project budget of \$176,573 includes the following components: (1)\$60,000 for CHDO operating cost, of which \$25,000 is funded by the FY 2003/2004 HOME grant allocation and \$35,000 is from the FY 2004/2005 HOME grant allocation. (2) \$116,573 of CHDO Set-Aside, which is based on 15% of the HOME grant allocation total of \$777,156 for FY 2004/2005. This Set-Aside is required by the US Department of Housing and Urban Development (HUD).

The CHDO's will engage in activities designed to lead to the development of projects that create affordable homeownership opportunities and preserve affordable rental housing opportunities. The CHDO's will focus their activities in three Neighborhood Action Areas identified in the Community Development Strategy: Ahwanee, San Juan and the eastern portion of the Homeowners Association of "Low Landers" (HOLA) area. The City will fund operating costs and pre-development costs for activities expected to lead to the development of projects.

Service Level

This project creates affordable homeownership opportunities and preserves affordable rental housing opportunities

Issues

none

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	18,596	270,174	0	0	0	0	0	0	0	0	0	0	0	288,770
Revenues														
HOME		0	0	0	0	0	0	0	0	0	0	0	0	
Total	18,596	270,174	0	0	0	0	0	0	0	0	0	0	0	288,770
Transfers-In														
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 825930 City Owned Properties - Downtown/388 Charles Street

Category:	Special	Type:	Housing	Department:	Public Works
Origination Year:	2005-06	Phase:	Ongoing	Project Manager:	Michael Chan
Planned Completion Year:	2009-10	% Complete:	n/a	Project Coordinator:	Annabel Yurutucu
Origin:	Staff			Interdependencies:	Community Development
Element:	2 Community Development	Goal:	2.2A	Fund:	70 Housing
Sub-Element:	2.2 Open Space and Conservation	Neighborhood:	Downtown	Sub-Fund:	100 Housing Mitigation

Project Description and Statement of Need

This project provides funding for the roofing, flooring, plumbing, electrical system repairs and general maintenance for the property on 388 Charles Street. This property is part of the 8 properties in the Downtown that the City owns (Chamber of Commerce building, bus depot, three single family residencies, a duplex and two vacant lots). These properties are projected to be maintained until FY 2008/09, at which time full assemblage or sale of all existing parcels is expected. The property on 388 Charles Street is projected to be sold for \$674,000 in FY 2009/2010.

Maintenance and management fees are estimated at approximately \$2,500 per year. The funds budgeted in FY 2005/2006 include the maintenance and acquisition costs of the property. The Housing Fund is acquiring this property from the General Fund because this is a Below Market Rate rental unit, and, therefore, more appropriated included in the City's Housing Fund. The funds budgeted in FY 2006/2007 to FY 2008/2009 include general maintenance and revenues from the property.

Service Level

This project provides affordable housing to Sunnyvale residents.

Issues

none

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	0	552,500	2,500	2,550	2,601	0	0	0	0	0	0	0	7,651	560,151
Revenues														
Long Term Rent Downtown Properties		0	16,800	16,800	17,400	17,400	0	0	0	0	0	0	68,400	
Real Property Sale		0	0	0	0	674,000	0	0	0	0	0	0	674,000	
Total	0	16,200	16,800	16,800	17,400	691,400	0	0	0	0	0	0	742,400	758,600
Transfers-In														
Total	0	536,300	0	0	0	0	0	0	0	0	0	0	0	536,300
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 826010 Housing Trust Fund of Santa Clara County

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2005-06	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2007-08	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development	Goal:		Fund:	70 Housing
Sub-Element:	2.3 Housing and Community Revitalization	Neighborhood:	City Wide	Sub-Fund:	100 Housing Mitigation

Project Description and Statement of Need

In FY 2005/06, the Housing Trust requested a third contribution from the City to create housing opportunities for homeless individuals and families. The City's contribution will assist the Trust's Phase III funding and operations strategy. Phase III seeks to raise \$5 million in voluntary contributions from employers, foundations and individuals for each of the next three years, matched by public sector agencies. This support would allow the Trust to invest funds into the creation of affordable rental homes, homeless and special-needs housing, and support for first-time homebuyers designed to help a minimum of 1,000 families per year for the next three years.

Service Level

The City's contribution will be limited to properties located in Sunnyvale, to first time homebuyers being assisted by the City through its homebuyer programs, and employees supporting the 129th Air National Guard Reserve unit based at Moffett Field.

Issues

Per Council direction provided on Sept 13, 2005 (RTC 05-271), the total funding support for the Housing Trust Fund is limited to \$600,000 for the three period of FY 2005/06 to FY 2007/08. The additional funding in FY 2007/08 is subject to Council approval pending availability of funds and review of program details to assess the benefit to the City.

Project Financial Summary

Financial Data	Prior Actual	Budget 2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	10 Year Budget	Grand Total
Project Costs	0	300,000	0	300,000	0	0	0	0	0	0	0	0	300,000	600,000
Revenues														
Housing Mitigation		0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers-In														
Fund Reserves		0	0	300,000	0	0	0	0	0	0	0	0	300,000	
Total	0	300,000	0	300,000	0	0	0	0	0	0	0	0	300,000	600,000
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0